WESTRIDGE HOMEOWNERS’ ASSOCIATION

Board of Directors Meeting

Wauconda Area Public Library

801 N. Main St Wauconda, IL

MEETING MINUTES

Thursday, March 2, 2023

1. Meeting Called to Order at 6:34 pm by President – Mark Kurtzer
2. **Established Quorum**: Mark Kurtzer, Denise Gault, were present. Mike Zvaig was absent. Also present was Becky Reynolds of PBR Management Group, LLC.
3. **Approval of the Agenda**: Motion by Denise Gault seconded by Mark Kurtzer. With all in favor, the agenda was approved.
4. **Open Forum**: 3 homeowners were present.
5. **Approval of Minutes**: A motion was made by Denise Gault and seconded by Mark Kurtzer to accept the minutes as submitted from the November 10, 2022, meeting. With all in favor, minutes approved.
6. **Financial Report**: with a motion made by Denise Gault and seconded by Mark Kurtzer to accept the financial report for Year End 2022 and January 2023. With all in favor, financials approved.
7. **Management Contract:** With a motion made by Denise Gault and seconded by Mark Kurtzer to accept the presented management contract of PBR Management Group LLC for one year. With all in favor. Management contract approved.
8. **Entrance Signs & Gazebos:** With a motion made by Denise Gault and seconded by Mark Kurtzer to except the quote of $5685.00(using treated lumber) from Gaelic Ventures to repair and paint the entrance signs & the gazebos. With all in favor, the contract was approved.

 Meeting adjourned at 6:51 pm- motion by Mark Kurtzer seconded by Denise Gault all in favor.

Respectfully Submitted,

Becky Reynolds *CMCA*

Property Manager WHOA